



City of Charleston

PLANNING COMMISSION

August 18, 2021

Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/pc

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

Planning Commission – August 18, 2021

Just as in an in-person meeting, all items heard today are part of a **public meeting format**. Following this introduction, staff will explain how public comments will be shared in this virtual setting.

All **zoning, rezoning and ordinance amendment requests** will receive a recommendation from the Planning Commission and will then go to City Council. Public hearings for the zoning, rezoning and ordinance amendment items will be held at the **September 28, City Council** meeting.

Meeting results will be posted on the City's website at www.charleston-sc.gov/pc.

Your City of Charleston Planning Commission Members are:

Charles Karesh – *Chair*

Harry Lesesne – *Vice-Chair*

Jimmy Bailey, Jr.

Loquita Bryant-Jenkins

Erika V. Harrison

Donna Jacobs

Angie Johnson

Sunday Lempesis

Chaun William Pflug

Your City of Charleston Assisting Staff are:

Christopher Morgan, *Planning Manager*

Lee Batchelder, *Zoning Administrator*

Philip Overcash, *Senior Planner*

Ana Harp, *Senior Zoning Planner*

Chloe Stuber, *Planner*

Marcia Grant, *Clerk*

Virtual Meeting Protocol

Staff will control the PowerPoint slides displayed throughout the meeting.

Applicants, staff, Commissioners, and the public are required to give their name first whenever speaking.

Video and microphone have been disabled for all attendees. The public will only be given the capability to speak when they are called on during the public comment period. Applicants will be promoted to panelist for the duration of their item, giving them temporary access to microphone and video. They should remain muted unless called on to speak.

Chat and the Q&A functions have been disabled for everyone.

These proceedings are being recorded.

Order of the Meeting:

- City staff present the agenda item and recommendation
- Applicant comments
- Public comments in favor (first spoken, then written)
- Public comments in opposition (first spoken, then written)
- Applicant response
- Commission discusses agenda item, makes a motion, and votes

Virtual Meeting Protocol

Commission:

- Commission members should be both seen on video and heard when speaking.
- Commissioners will be polled by the Chairman for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Commissioner making the motion should correct the Chairman if he has not re-read the motion accurately.
- Commissioners that need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next agenda item.
- If the Commission needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Public Comment Period

Providing Comment:

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Rezoning 1

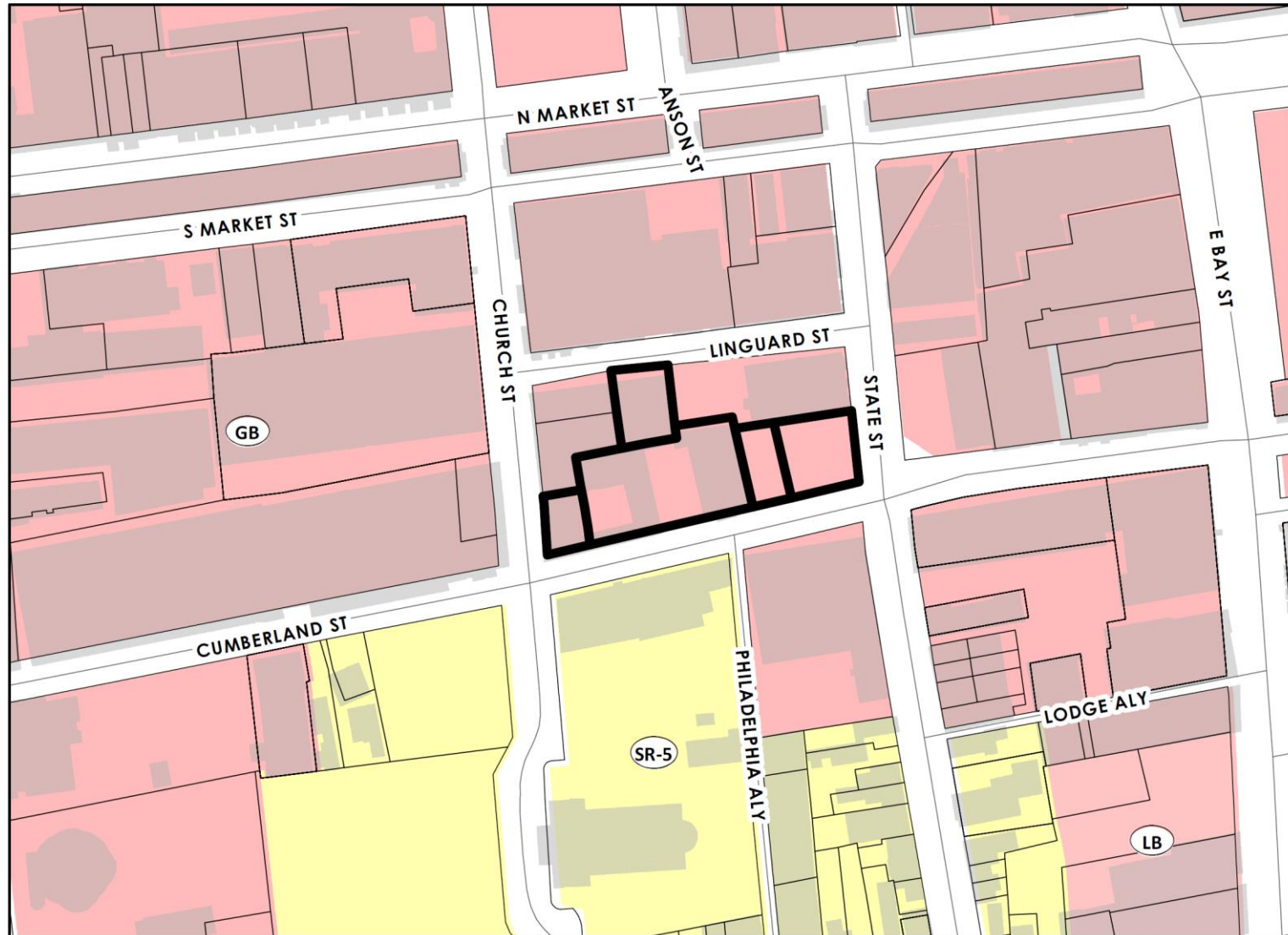
Properties on Cumberland St, Church St
and Linguard St (Downtown – Peninsula)

TMS # 4580503089, 090, 091, 093 and
087

approx. 0.68 ac.

Request rezoning from General Business
(GB) to Mixed-Use/Workforce Housing
(MU-2/WH)

Owner/Applicant: Cumberland, LLC



Rezoning 2

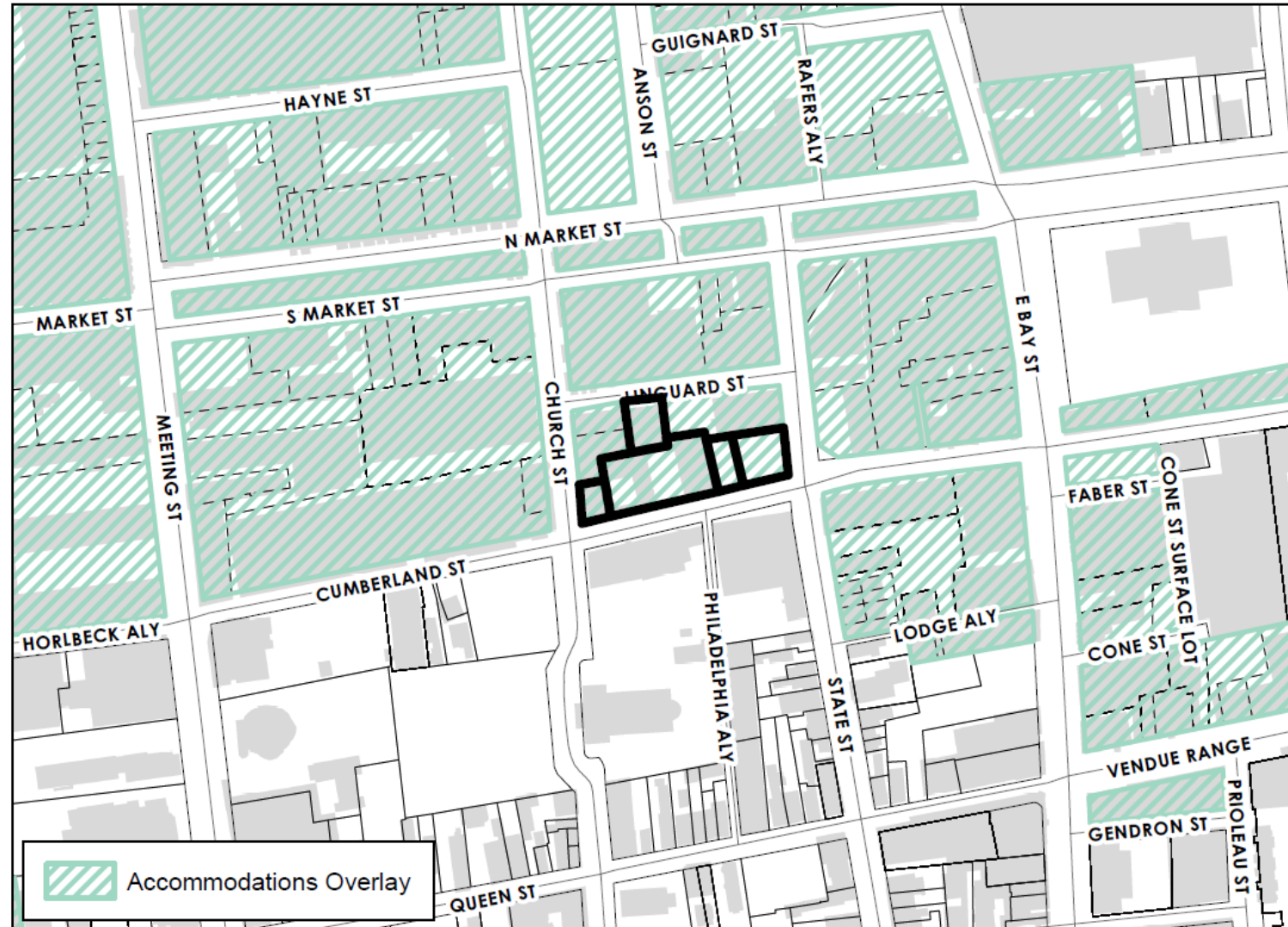
Properties on Cumberland St, Church St
and Linguard St (Downtown – Peninsula)

TMS # 4580503089, 090, 091, 093 and
087

approx. 0.68 ac.

Request rezoning to remove the subject
properties from the Accommodations
Overlay Zone.

Owner/Applicant: Cumberland, LLC

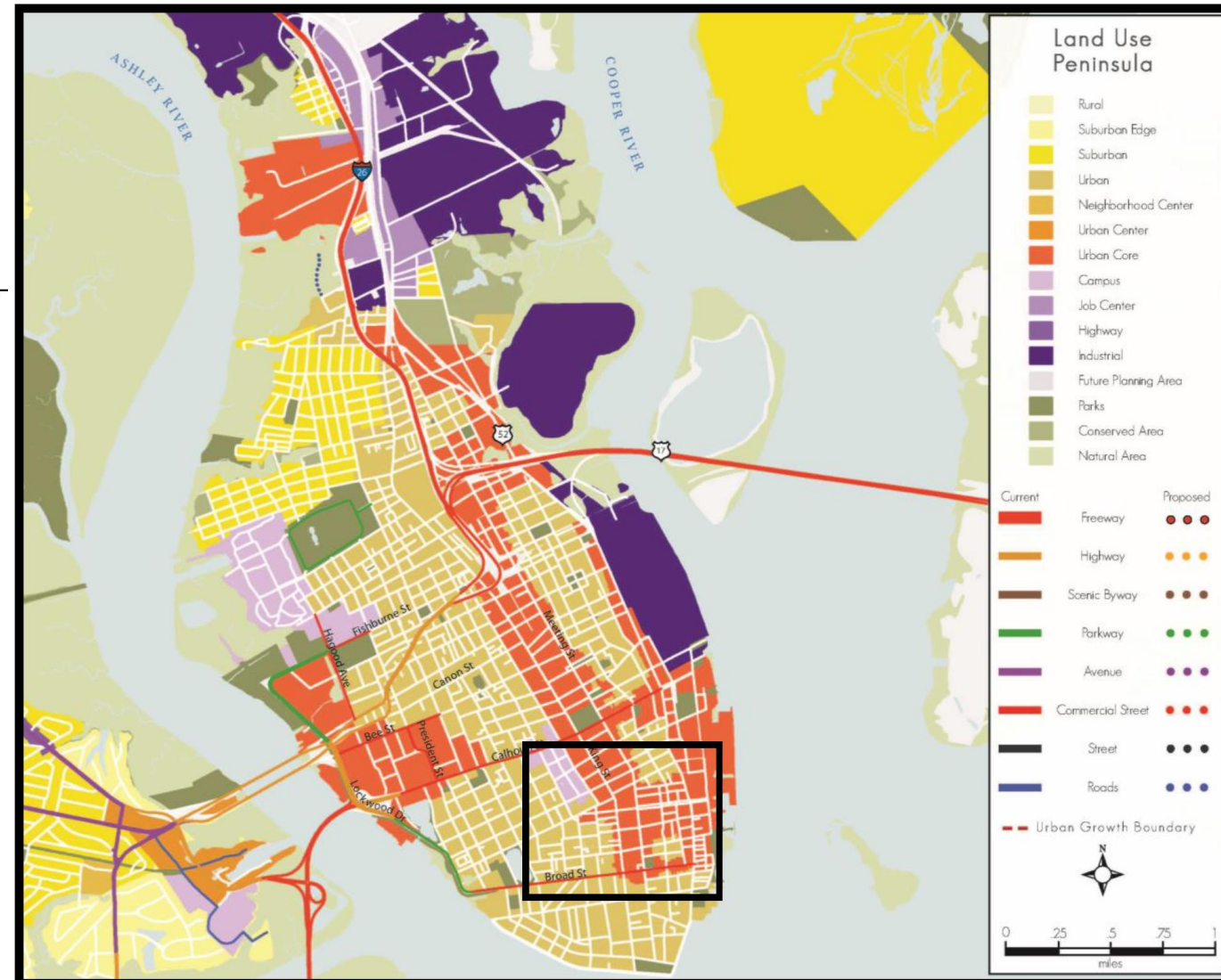
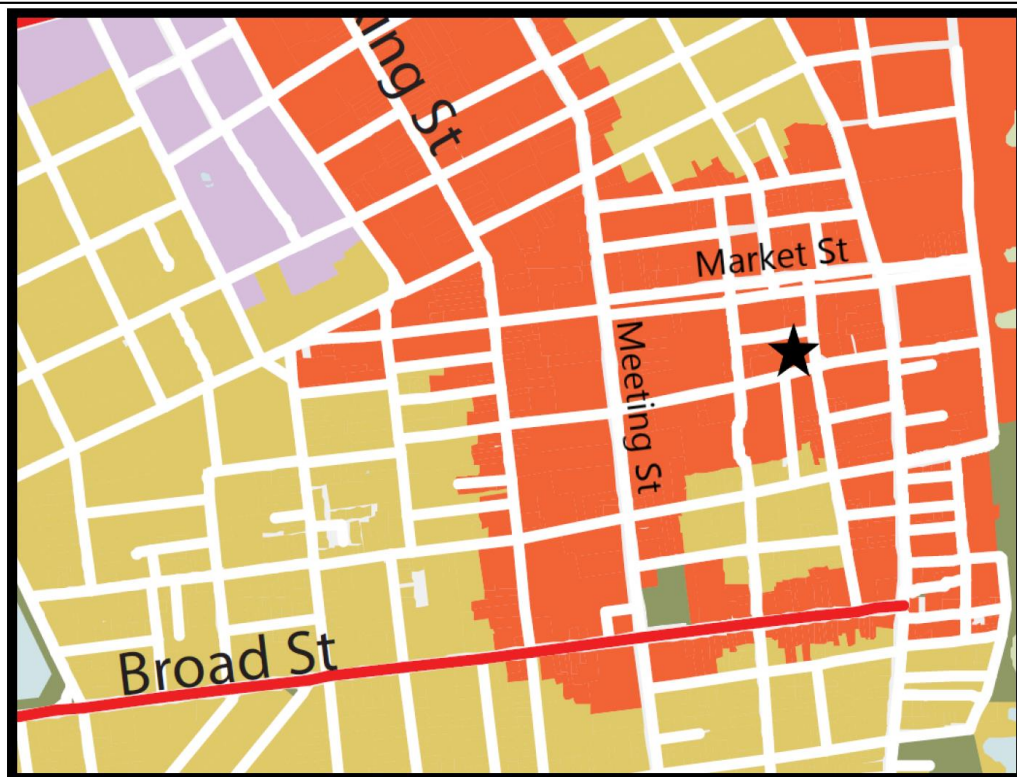


Century V Plan

REZONING 1 & 2

CUMBERLAND, CHURCH AND LINGUARD

URBAN CORE



AERIAL

REZONING 1 & 2

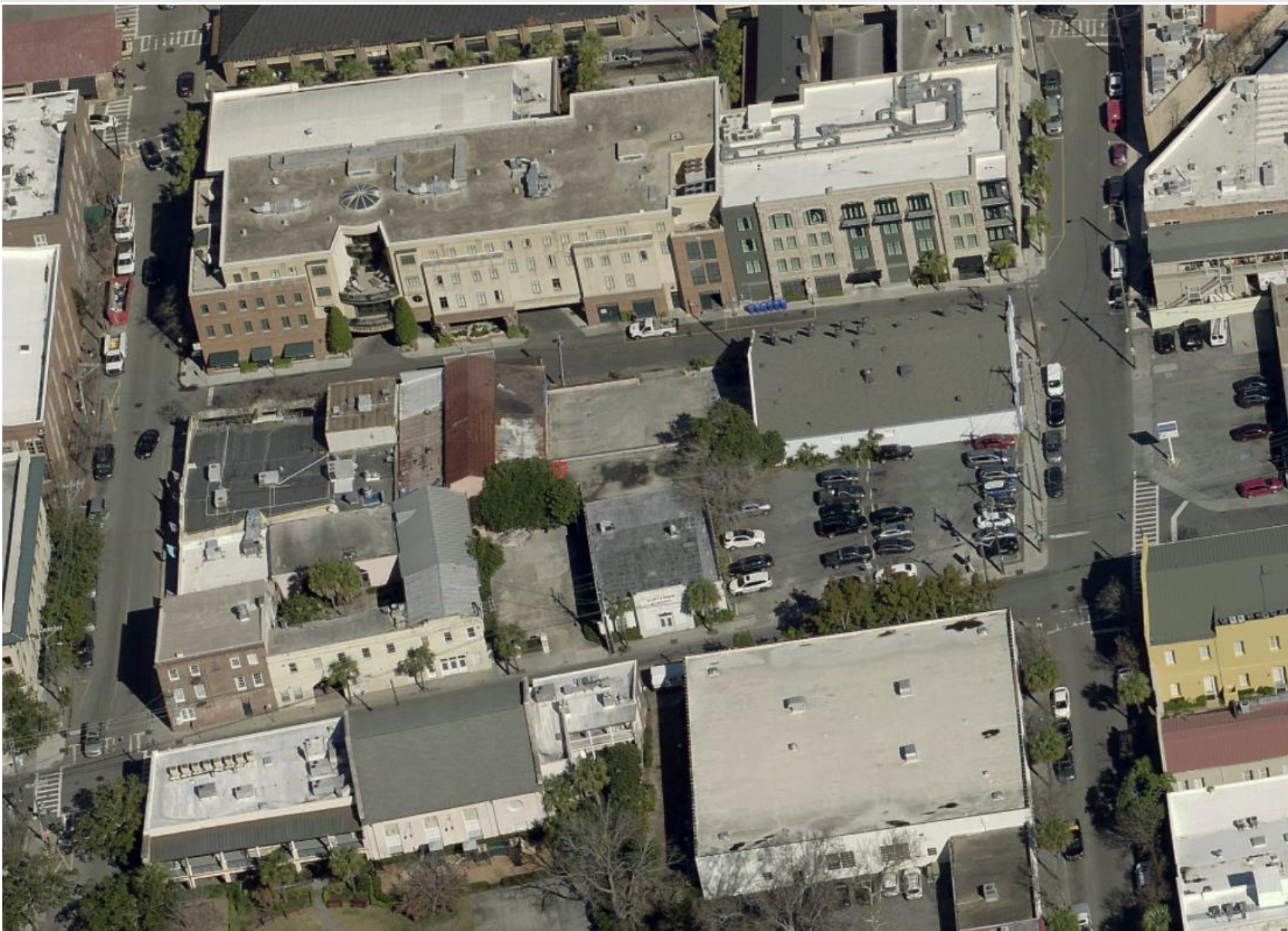
**CUMBERLAND, CHURCH &
LINGUARD STS
(PENINSULA)**



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Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

SUBJECT PROPERTY: OBLIQUE IMAGE



Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

SUBJECT PROPERTY FROM CORNER OF CHURCH/CUMBERLAND STREETS



Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

SUBJECT PROPERTY FROM CORNER OF STATE AND CUMBERLAND STREETS



Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

Rezoning 1 & 2

Staff Recommendation:

APPROVAL

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Ordinance Amendment 1

An ordinance to amend Article 3 (Site Regulations), Part 11 (One-family attached dwellings) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add new regulations for one-family attached dwellings in the GB zone district.

Section 1. Part 11 (One-family attached dwellings) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the text shown below with a double-underline and deleting text shown below with a ~~strike-through~~:

PART 11 - ONE-FAMILY ATTACHED DWELLINGS

Sec. 54-352. - Intent and applicability.

In order to promote the general welfare of the city through the appropriate use of lots and areas within the city in zone districts designated SR-3, SR-4, SR-5, STR, DR-1F, DR-1, DR-2F, DR-2, DR-3, DR-6, DR-9, DR-12, LB, GB, GP, MU-1, MU-2, LI and UP by the construction therein of one-family attached dwellings, known as town, row, or patio houses, it is provided that such structures may be erected within such boundaries, subject to the standards and regulations in Section 54-353.

Sec. 54-353. - Standards and regulations.

For one-family attached dwellings, town, or row houses, the following standards and regulations shall apply in all districts where permitted.

- a. Height limitations: Maximum fifty (50) feet and three (3) stories.
- b. Lot width: Minimum sixteen (16) feet ~~4, except~~ where side setbacks are hereinafter required, the minimum lot width shall be increased accordingly.
- c. Front setback for the principal building: Must conform to area regulations of district where located, with the following exceptions:
 1. In an STR, DR-1F, DR-2F, DR-3, DR-6, DR-9 or DR-12 district, no front setback shall be required for interior units of a single grouping of one family attached dwellings, provided that the minimum front setback of the end units of such grouping shall be either (1) ten feet, or (2) not less than the front setback of any structure located on the next built-upon lot fronting on the same street which is not part of the same town house, whichever is less.
 2. In any district, if motor vehicles are parked or stored within a unit with vehicular entrance directly from the street, a minimum front setback of eight (8) feet shall be provided; except in the GB district, where the minimum front setback shall be five (5) feet and the maximum setback shall be ten (10) feet.

3. In any district, if motor vehicles are parked or stored in the front yard of a unit the front setback shall be at least twenty-five (25) feet.
- d. Side setback for the principal building: A minimum side setback of six (6) feet shall be provided between the end units of a row and a side lot line; provided, however that:
 1. In the GB district, the minimum side setback between the end units in a row and an interior side lot line may be five (5) feet; and
 - ~~42.~~ When the side lot line is a street line, the side setback adjacent to such street shall be at least ten (10) feet; and
 - ~~23.~~ When the side lot line borders a driveway, the title to which or the easement to which runs with or is appurtenant to such lot, the side setback may be reduced to three (3) feet; and
 - ~~34.~~ When no building on the next adjacent lot fronting on the same street is within three (3) feet of the side lot line, the side setback adjacent to such next lot may be reduced to four (4) feet if its wall on that side shall be of masonry construction, without openings, except ventilator grills; and
 - ~~45.~~ When the next adjacent lot is a platted open space or common area with a minimum width of ten (10) feet, there shall be no required side setback.
- e. Rear setback for the principal building: A minimum rear setback of sixteen (16) feet shall be provided; ~~except that within the GB district the rear setback may be reduced to ten (10) feet;~~ but
 1. When required vehicular parking space is provided in rear yard, minimum rear setback shall be twenty-five (25) feet; and
 2. When a carport, garage, or other accessory building exceeding fifty (50) square feet is located in rear yard, the minimum rear setback shall be twenty-five (25) feet; ~~and~~
 3. When the property is zoned GB, the rear setback from an alley right-of-way shall be a minimum of five (5) feet and maximum of ten (10) feet if motor vehicles are parked in a unit, or a minimum of twenty-five (25) feet if a vehicle is to be parked in a driveway.

- f. Minimum lot area per family: One thousand five hundred (1,500) square feet, except 1,200 square feet in the GB district.
- g. Percent of lot occupancy: Except in the GB district. ~~Not not~~ more than fifty (50) percent of lot shall be occupied by principal and accessory buildings, ~~but except~~ this may be increased by one hundred (100) square feet when required vehicular parking is provided in principal building, or in a parking lot or community garage the title to which or the easement for the use of which runs with or is appurtenant to the title to such building. In the GB district, not more than eighty (80) percent of lot shall be occupied by the principal and accessory buildings.
- h. Accessory buildings: Shall be permitted and the following standards shall apply:
1. Front setback for accessory buildings: No front setback shall be required, provided that any accessory building must be located to the rear of the principal building a minimum of ten (10) feet.
 2. Side setback for accessory buildings: There shall be no minimum side setback required, provided, however that when the side lot line is a street line, the side setback adjacent to such street shall be at least ten (10) feet.
 3. Rear setback for accessory buildings: Minimum rear setback of five (5) feet shall be provided.
 4. In addition to a carport or garage, another accessory building shall be permitted in the rear yard provided it does not exceed one hundred (100) square feet in floor area and twelve feet in height, and any such accessory buildings shall be constructed of materials similar to or in keeping with the principal building.
- i. Additional dwellings: ~~None~~Not allowed.

j. Special requirements:

1. The partition wall and walls between such structures shall comply with building code requirements.
2. Not more than six (6) such dwellings shall be constructed or attached together in a continuous row, and no such row shall exceed two hundred (200) feet in length, except in SR-3, SR-4, SR-5 and STR Districts, where not more than two such units shall be constructed or attached together in a continuous row.
3. Off-street parking shall be provided for each such dwelling, pursuant to the zoning regulations, either on the premises or in a community parking lot or garage the title to which and/or the easement for the use of which runs with and/or is appurtenant to the title to such dwelling. No such parking lot or garage shall be located more than two hundred (200) feet from the dwelling which it serves. One driveway with a maximum width of eleven (11) feet shall be permitted in the front yard, except that dwellings within a development may be exempt from these driveway restrictions if sidewalks or paved multi-use paths with a minimum width of five (5) feet are installed along both sides of all street rights-of-way within the development, except streets in the GB district approved pursuant to Sec. 54-353, i., 4., and along all street rights-of-way located adjacent to the development and classified as subcollector or access streets.

4. In the GB district, street design standards in Sec. 54-821 shall be modified to permit the minimum right-of-way width and pavement width for a one-way, undivided access street with mountable curb to be reduced to 20 feet, or two-way, undivided access street with mountable curb to be reduced to 22 feet, if:
- (a) block length does not exceed 500 feet in length; and
 - (b) right-of-way width and pavement width for streets that provide parallel parking is increased by seven (7) feet in the area where on-street parking is provided on one side, and fourteen (14) feet in the area where on-street parking is provided on two sides; and
 - (c) such streets and associated pavement markings and signage are permanently maintained by a home owners association and not maintained by the City of Charleston; and
 - (d) through-block, concrete pedestrian paths with a minimum width of five (5) feet are provided in open space parcels or easements with a minimum width of ten (10) feet in each block that exceeds 200 feet in length; and
 - (e) the Technical Review Committee members find that the pavement widths, right-of-way widths, and layout of all streets within a development using this exception are sufficient to meet engineering, accessibility, pedestrian safety, traffic safety, and emergency vehicle access requirements; and
 - (f) one useable open space area is set aside as community gathering space and constructed as part of the development with a minimum total area, excluding easements, all stormwater facilities and required buffers, of 14,000 square feet, and a minimum dimension of 100 feet. One such community gathering space shall be included for every 50 dwelling units, and each space shall be increased in size by 280 square feet for each additional dwelling unit until the next multiplier of 50 units is reached.

Section 2. This Ordinance shall become effective upon ratification.

Ordinance Amendment 1

Staff Recommendation:

APPROVAL

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Zoning 1

233 Riverland Dr

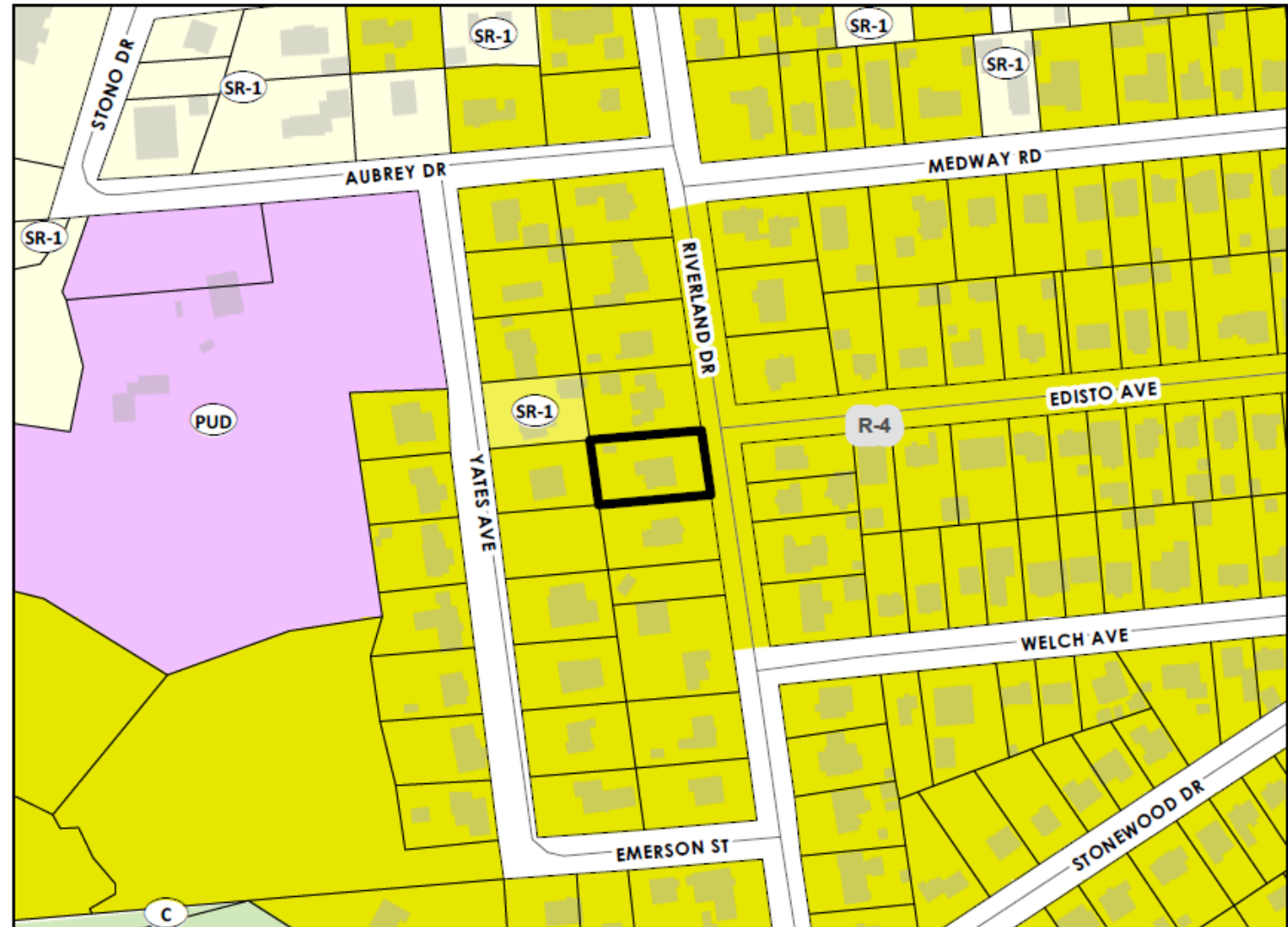
(Riverland Terrace – James Island)

TMS # 3430500029

approx. 0.27 ac.

Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Alex Lira

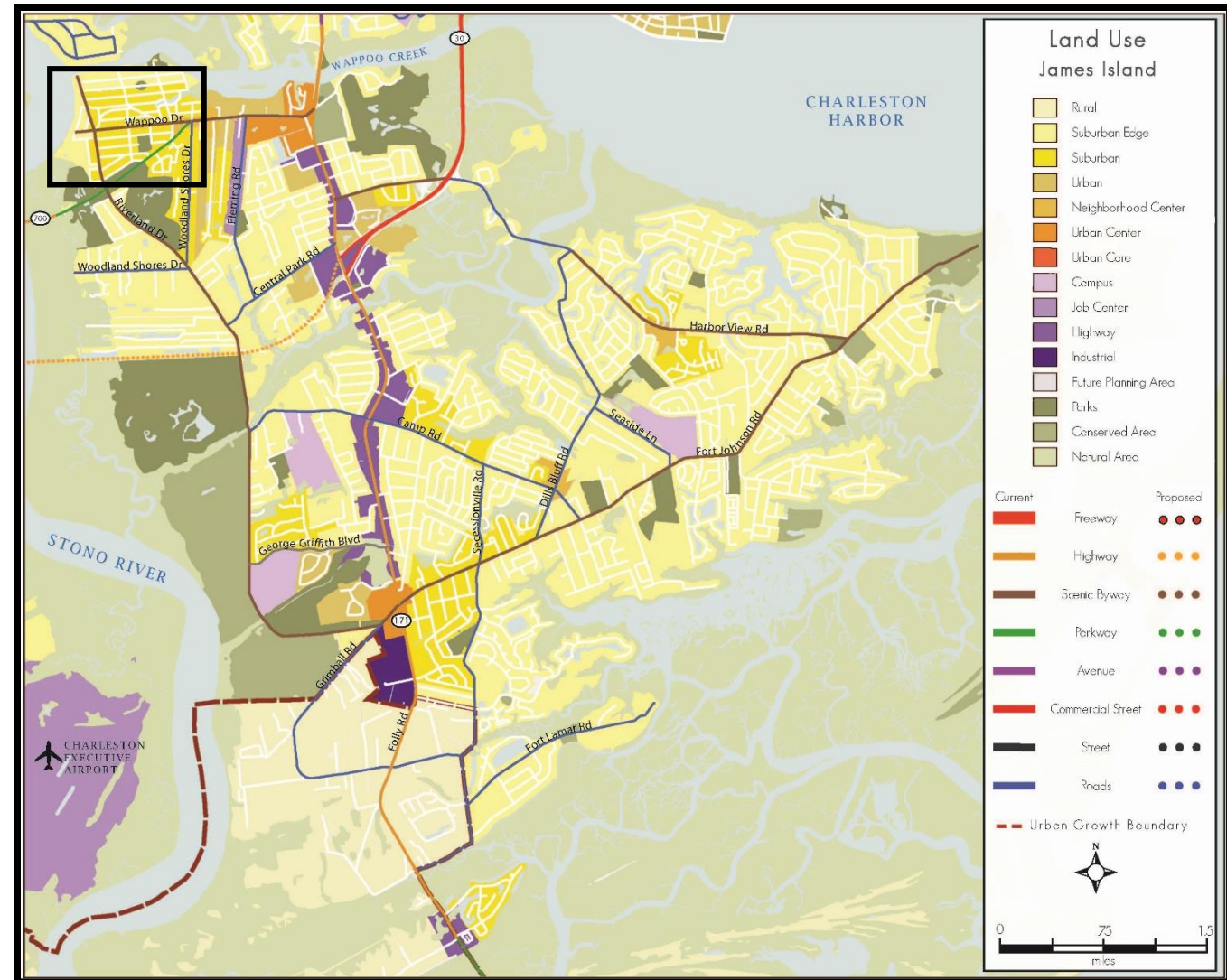
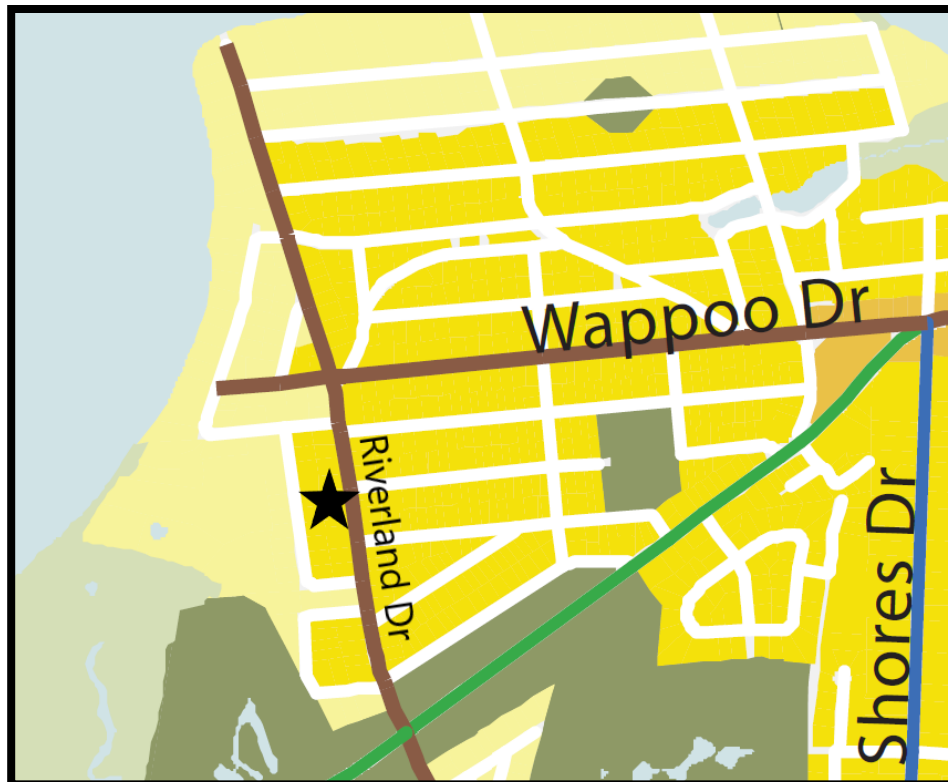


Century V Plan

ZONING 1

233 RIVERLAND DR (JAMES ISLAND)

SUBURBAN



AERIAL
ZONING 1
233 RIVERLAND DR
(JAMES ISLAND)



Zoning 1

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END OF SLIDES